



**WEST VALLEY CITY  
PLANNING COMMISSION  
MINUTES**

**September 23, 2015**

The meeting was called to order at 4:02 p.m. by Chair Barbara Thomas at 3600 Constitution Blvd., West Valley City, Utah.

**WEST VALLEY CITY PLANNING COMMISSION MEMBERS**

Brent Fuller, Jack Matheson, Clover Meaders, and Barbara Thomas

**ABSENT**

Latai Tupou, Martell Winters, and Harold Woodruff

**WEST VALLEY CITY PLANNING DIVISION STAFF**

Ryan Harris, Jody Knapp, Steve Lehman, Steve Pastorik and Brenda Turnblom

**ATTORNEY**

Brandon Hill

**AUDIENCE**

Approximately five (5) people were in the audience

## **CONDITIONAL USE APPLICATIONS**

**C-44-2015**

**Darren Shepherd**

**2316 W August Farms Cir.**

**Good Timber Martial Arts**

**R-1-8 Zone (.3 acres)**

The applicant, Darren Shepherd, is requesting a major home occupation as a conditional use to teach martial arts in his basement. A minor home occupation allows for two students per hour. The applicant would like to have six students per hour which requires the applicant to apply for a major home occupation. The name of the business is Good Timber Martial Arts. The Zoning for this area is R-1-8 and major home occupations are a conditional use in this zone. The West Valley City General Plan anticipates low density residential for this area.

The applicant is proposing three martial arts classes per day, three days a weeks. Each class will have no more than six students. There will be a 20 minute break between classes. The hours of operation are:

### **Tuesday/Thursday Evenings**

First class- 5:00 - 5:55

Second class- 6:15 - 7:40

Third class- 8:00 - 9:30

### **Saturday Afternoon**

First class- 1:00 - 1:55

Second class- 2:15 - 3:40

Third class- 4:00 - 5:30

The area to be used for the business is located in the living room in the basement. The classes will be accessed through an outside stairwell that leads to the basement. The basement is 1,788 sq. ft. and the living room is 874 sq. ft. The living room will not be entirely dedicated to the martial art classes. During non-business hours, the area will be used for family activities.

The students will be a mixture of children and adults. There is a 100 foot driveway that provides sufficient of space for a drop-off and for parking.

There will be a two square foot business sign which is allowed by ordinance.

### **Staff Alternatives:**

**Approval**, subject to the resolution of any concerns raised at the public hearing and meeting the requirements of all affected departments and agencies, as well as the following:

1. Parking is to be on the driveway and may not be on the street.
2. No more than three classes per day are allowed.
3. No more than six students per class are allowed.
4. There must be a twenty minute break between classes.

5. This approval is subject to review upon valid complaint.

**Discussion:**

Ryan Harris presented the application. Because the property is not on a busy road and the cul-de-sac makes it easy for vehicles to circle around, it was the consensus of Commissioners to allow drop-off of students from the street. Backing out of the driveway would create more of a danger to shorter students who are difficult to see. However, student parking must in the driveway, no parking on the street.

**Motion:** Commissioner Matheson moved for approval, subject to the five conditions listed, but changing the first condition to say student parking will be on the driveway and not on the street.

Commissioner Fuller seconded, and the motion passed unanimously.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Chairman Thomas	Yes

**Unanimous - C-44-2015 - Approved**

**C-45-2015**

**FMC West**

**Coaction Development Group (Rick Uptain)**

**4100 W. Pioneer Parkway**

**Hemodialysis Clinic/Medical Practice**

**C-2 zone, 3.15 acres**

The applicant, Rick Uptain with Coaction Development Group, representing FMC West, is requesting a conditional use amendment for a hemodialysis clinic and medical center located at 4100 West Pioneer Parkway. The zoning for this property is C-2, General Commercial and the General Plan designation is General Commercial. The surrounding zone is C-2 on all sides. The surrounding uses include the Jordan Valley Medical Center and other medical related offices.

This property is part of the overall Jordan Valley Medical Center campus. The hospital was approved under Salt Lake County jurisdiction in 1966 (C-85-66). At this time, the applicant would like to amend that conditional use to construct a hemodialysis clinic and medical center within an existing parking area.

The hemodialysis clinic will be approximately 7,135 square feet and the medical practice is proposed to be 2,450 square feet. The architecture of the building will be consistent with the existing buildings in this campus and will be constructed of masonry, stucco, stone veneer and copper panel accents. The building must comply with the Commercial Design Standards.

The parking for this hospital campus is distributed throughout the site for the various medical users. The applicant has provided a parking analysis which verifies that the parking demand is met with the addition of this facility. That plan shows that there are currently 770 parking stalls with a need of 526. Therefore, there is an excess of 244 stalls. The new building creates a need for 39 more parking spaces and also eliminates 121 stalls. However, there will still be an excess of 84 stalls. Additional phases of

this campus development proposal do outline additional medical users as well as a future parking lot to the north of this facility. Therefore, the parking demand should be accommodated for all uses and future expansions.

The site is required to have 15% landscaping and 21.2% has been provided. This landscaping is distributed throughout the site and includes the existing 5' areas along the parking perimeters with additional landscaping added around the proposed building and within the parking lot. Currently, the setback along Rockwood Way is approximately 5'. This area will be increased to 20' but they are requesting that a portion be reduced to provide access for deliveries. Berming and/or a wall are also required in the reduced setback per the 7-6-1003(2) of the WVC Municipal Code. The existing trees in this area will remain and additional landscaping will be added to help screen the drive access from view.

A dumpster area has been provided for this building that will be secured with a 6' masonry enclosure.

Signage for this site is proposed on the walls of the building and on the existing signage for the center. No additional ground signage is proposed for this site and all signage will be constructed in accordance with the Sign Ordinance.

### **Staff Alternatives**

Approval subject to any issues raised at the public hearing as well as the following conditions:

1. The building must be completed per the approved plans and be designed in accordance with the Commercial Design Standards.
2. The site shall be landscaped per the approved plans and all existing landscaping must be maintained and/or replaced if it is in poor condition.
3. There must be adequate parking for the proposed uses.
4. The dumpster shall be completely screened and secured with a 6' masonry enclosure.
5. All mechanical equipment on site must be properly screened.
6. All signage must comply with the West Valley City Sign Ordinance.
7. Must meet requirements of all effected departments and agencies.
8. Subject to review upon valid complaint.

#### **Applicants:**

David Marr  
Coaction Group  
656 W Chandler Boulevard  
Chandler, AZ 85225

Jon Butterfield  
Chief Operating Officer, Jordan Valley Medical Center  
3580 W 9000 S  
West Jordan, UT 84107

**Discussion:** Jody Knapp presented the application. Commissioner Thomas is concerned about the distance between the new parking lot on the north and the hospital entrance on the south of

the property. Jon Butterfield stated that in order to ensure adequate space for visitor parking, two sections of parking lots will be designated as visitor parking only. Employee parking will be moved to the north of the building.

**Motion:** Commissioner Fuller moved for approval subject to the eight items listed above.

Commissioner Woodruff seconded, and the motion passed unanimously.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Chairman Thomas	Yes

**Unanimous - C-45-2015 - Approved**

**C-47-2015**

**Swift Transportation Expansion**

**5175 West 2100 South**

**M Zone (5.7 Acres/51.81 total acres)**

The applicant, Curtis Ball with Stantec representing Swift Transportation, is requesting a conditional use amendment for truck parking expansion at 5175 West 2100 South. The zoning for this area is M, Manufacturing. The West Valley City General Plan anticipates light manufacturing uses for this area. The surrounding zone is Manufacturing on all sides and the surrounding uses include similar trucking business. In June 2014 (C-22-14) Swift expanded and added an additional 9.35 acres of surfacing for truck storage along the south end of the site with frontage along 2400 South. A CNG station was also added to the south west side of the site in August 2014 (C-45-14). At this time, Swift Transportation would like to further expand the parking area at their facility and develop the last remaining piece of their property. This area is approximately 5.7 acres and does not have frontage along any roadways. It is located behind another parcel on the south east corner of the site. As indicated on the landscaped plans the area along the perimeter will contain a 5' landscape strip with rock mulch and a combination of evergreen trees with shrubs and grasses.

A six-foot tall chain-link fence will secure this area and new lighting will be provided and must conform to the lighting standards provided in the West Valley City Code.

**Staff Alternatives:**

**Approval**, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. Site design and landscaping must be constructed per the approved plans which shall include 5' of landscaping along the entire perimeter.

**Applicant:**

Curtis Ball  
3995 S 700 E  
Salt Lake City, UT 84107

**Discussion:** Jody Knapp presented the application. Commissioner Matheson asked if any trucks were currently being parked on a non-paved surface. Curtis Ball indicated that Swift is currently leasing land outside their property for parking, and is in need of more parking space on their own property.

**Motion:** Commissioner Meaders moved for approval subject to the condition listed above.

Commissioner Woodruff seconded, and the motion passed unanimously.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Chairman Thomas	Yes

**Unanimous - C-47-2015 - Approved**

**PLANNING COMMISSION BUSINESS**

Approval of Minutes from September 9, 2015 (Regular meeting). **Approved**

There being no further business, the meeting adjourned at 4:23 p.m.

Respectfully submitted,

---

Brenda Turnblom, Administrative Assistant